



City of Santa Barbara
Airport Department

DATE: October 15, 2008
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Amendment Agreement – Stratman Aero Service, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a Lease Amendment Agreement of Lease No. 20,369 between Stratman Aero Service, Inc., a California Corporation, reducing the leasehold at 101 Cyril Hartley Place from 84,565 square feet to 83,205 square feet to provide for a vehicle service road and widening of the taxi lane, with a corresponding adjustment of the rent for a new total of \$5,084 per month.

DISCUSSION:

On July 31, 2001, City Council approved Lease No. 20,370 between the City and Stratman Aero Service, Inc for 84,565 square feet of land at 101 Cyril Hartley Place. The Lease provided for construction of a new 6,400 square foot corporate hangar to be sublet to Jacob Stern & Sons, Inc.; demolition of one of the 2,000 square foot 1972 hangars and construction of a new 3,000 square foot hangar; repainting the remodeled 3,522 square foot hangar to coordinate with the new facilities; partial pavement reconstruction to accommodate vehicle parking outside the AOA; and drainage and landscaping improvements for an estimated cost of \$450,000. The Lease commenced on December 6, 2002 with the issuance of the Certificate of Occupancy for a term of twenty years with one five-year option.

The Airport embarked on a paving project in the fall of 2002 that included the Stratman ramp. During the project, a rental credit was given for the 33,662 square feet of ramp impacted by the project. As part of the project, a new lane was created for service vehicles, including fire trucks, reducing the Stratman leasehold by 1,324 square feet.

Recommendation

Airport staff recommends amending the Premises and rental provisions of Lease No. 10,369 to adjust the square footage to 83,241 with a proportionate reduction in the rent to \$5,084 per month.

PREPARED BY: Business & Property Division

ATTACHMENT: Map